

PROPOSED PROJECT REPORT OF NEEL SHOBHA CHS LTD, ANDHERI (EAST). MUMBAI

A		SQ MT	SQ FT	DETAIL OF SOCIETY	OPTION3
1	PLOT AREA AS PERPHYSICAL SURVEY (AREA CONSIDERED WHICHEVER IS MINIMUM)	1,169.96	12,593.45	RESIDENTIAL TO COMMERCIAL	
2	ANY RESERVATIONS	-	-	RR RATE / SMT	85,780.00
3	ANY ROAD SET BACK	-	-	RESIDENTIAL FLATS AS PER APPROVAL (22)	22.00
4	TOTAL DEDUCTIONS	-	-	RESIDENTIAL FLATS AS PER SOCIETY RECORD	22.00
5	NET PLOT AREA AFTER DEDUCTIONS	1,169.96	12,593.45	COMMERCIAL SHOPS AS PER SOCIETY RECORD	2.00
6	LESS AMENITIES OPEN SPACE	-	-	TOTAL NO OF MEMBERS	24.00
7	BALANCE AREA OF PLOT	1,169.96	12,593.45	MOFA CARPET AREA OF RESIDENTIAL UNITS	13,591.70
8	ADD PREMIUM 50%OF NET PLOT AREA (GOV. F.S.I.)	584.98	6,296.72	MOFA CARPET AREA OF COMMERCIAL UNITS	1,181.14
9	F.S.I.10SMT/MEMBER FOR 22 NO RESIDENTIAL FLATS AS PER 33/7B	220.00	2,368.08	BUILT UP AREA AS PER LAST APPROVED PLAN IN SMT	1,527.09
10	ADD T.D.R. 100% OF PLOT AREA LESS BENEFIT OF 10SMT/MEMBER	949.96	10,225.37	PROTECTED F.S.I. IN SMT	357.13
11	NET BUILT UP AREA EXCLUDING FUNGIBLE AREA	2,924.90	31,483.62	2.50	1.44
B	CARPET AREA CALCULATIONS				
		SQ MT	SQ FT	ADDITIONAL AREA	
1	EXSISTING MEMBERS COMMERCIAL CARPET AREA	109.73	1,181.14	25.00	
2	EXSISTING MEMBERS RESIDENTIAL CARPET AREA AS PER MOFA	1,262.70	13,591.70	25.00	
3	EXSISTING MEMBERS RESIDENTIAL CARPET AREA AS PER MOFA	-	-	25.00	
4	EXSISTING TENANT CARPET AREA	1,372.43	14,772.84		
5	PROPOSED CARPET AREA FOR COMMERCIAL MEMBERS @ 25% ADDITIONAL AREA	137.16	1,476.43		
6	PROPOSED CARPET AREA FOR RESIDENTIAL MEMBERS @ 25% ADDITIONAL AREA	1,578.37	16,989.63		
		-	-		-
7	TOTAL CARPET AREA TO BE GIVEN TO EXISTING MEMBERS	1,715.54	18,466.05		
C	BUILT UP AREA CALCULATIONS				
		SQ MT	SQ FT		
1	PROPOSED BUILT UP AREA OF EXISTING SHOPS	154.99	1,668.36		
2	FUNGIBLE AREA UTILIZED FOR SHOPS	40.18	432.54		
3	F.S.I. UTILIZED FOR COMMERCIAL AREA- A	114.81	1,235.82		
4	PROPOSED BUILT AREA OF EXST.RESIDENTIAL UNITS- 13% RATIO	1,783.56	19,198.28		
5	FUNGIBLE AREA UTILIZED FOR EXST. RESI.FLATS	462.41	4,977.33		
6	F.S.I. UTILIZED FOR EXST.RESI FLATS- B	1,321.16	14,220.95		
7	TOTAL FSI UTILIZED FOR EXST MEMBERS= A+B	1,435.97	15,456.77		
8	BALANCE BUILT UP AREA AVAILABLE FOR SALE	1,488.93	16,026.86	FREE FUNGIBLE IN SMT	534.48
9	EXISTING BUILT UP AREA TO BE RETAINED	-	-	EXISTING FUNGIBLE TO BE RETAINED	-
	NET BUA FOR SALE AFTER DEDECTION OF EXISTNG BUA	1,488.93	16,026.86	FUNGIBLE BY PAYING PREMIUM IN SMT	489.23
9	COMMERCIAL BUILT UP AREA FOR SALE- A	200.00	2,152.80	RESIDENTIAL FUNGIBLE BY PAYING PREMIUM IN SMT	419.23
10	ADD 35% FUNGIBLE AREA- A*35%	70.00	753.48	COMMERCIAL FUNGIBLE BY PAYING PREMIUM IN SMT	70.00
11	BALANCE RESIDENTIAL BUILT UP AREA FOR SALE- B	1,288.93	13,874.06	TOTAL FUNGIBLE IN SMT	1,023.72
12	ADD 35% FUNGIBLE AREA- B*35%	451.13	4,855.92		
13	TOTAL SALE BUILT UP AREA INCL FUNGIBLE AREA	2,010.06	21,636.26		
14	TOTAL PERMISSIBLE BUILT UP AREA ON SITE	3,948.62	42,502.89		
D	CARPET AREA SUMMERY				
		SQ MT	SQ FT	AREA SHARING IN %	
1	TOTAL PERMISSIBLE BUA ON SITE INCL. FUNG. AREA	3948.62	42502.89	3.375FSI	
2	TOTAL PERM.CARPET AREA ON SITE (13%)	3494.35	37613.18	100	
3	PROPOSED CARPET AREA TO BE GIVEN TO EXT MEMBERS	1715.54	18466.05	49.09	
4	BALANCE CARPET AREA FOR SALE	1778.81	19147.13	50.91	
5	EXISTING CARPETAREA TO BE RETAINED	0.00	0.00	0.00	

E COSTING		SHEET- 2			
		SQ FT / NUMBERS	IN RS	AMOUNT IN RS	PEAK FINANCE FOR 24 MONTHS IN RS
F	MCGM CHARGES				
1	SCRUTINY FEE RS200/SMT	79,627.34	18.58	14,79,512.01	14,79,512.01
2	IOD DEPOSITE	42,502.89	1.00	42,502.89	42,502.89
3	DEBRIS DEPOSITE MAX RS 45000	42,502.89	2.00	85,005.78	85,005.78
4	LABOUR CESSD CHARGES -1%OF BUILT UP AREA(RR.CONST. 30250/SMT)	42,502.89	2,810.29	11,94,456.04	11,94,456.04
5	DEVELOPMENT CESSD CHARGES ON ADDITIONAL AREA -	-	-	-	-
6	DEVELOPMENT CHARGES FOR PLOT AREA- LAND COMPONANT (1%)	12,593.45	7,969.16	10,03,591.69	10,03,591.69
7	DEVELOPMENT CHARGES FOR COMMERCIAL AREA (8%)	2,906.28	7,969.16	18,52,848.00	18,52,848.00
8	DEVELOPMENT CHARGES FOR BALANCE RESIDENTIAL AREA (4%)	39,596.61	7,969.16	1,26,22,063.79	1,26,22,063.79
9	T.D.R UTILISATION CHARGES- 5%	6,381.22	2,810.29	8,96,655.38	8,96,655.38
10	LAND UNDER CONSTRUCTION (LUC CHARGES)			1,00,34,348.77	33,44,782.92
11	STAIRCASE ,LIFT PREMIUM CHARGES FOR RESIDENTIAL AREA	8,500.58	7,969.16	1,69,35,609.74	16,93,560.97
12	STAIRCASE ,LIFT PREMIUM CHARGES FOR COMMERCIAL AREA (DIFFER PAYMENT)	290.63	7,969.16	11,58,030.00	11,58,030.00
13	CIVIL AVIATION NOC			2,00,000.00	2,00,000.00
14	WATER CHARGES RS 285/SMT	42,502.89	26.48	2,81,338.82	1,40,669.41
15	PCO CHARGES RS 18/SMT	42,502.89	1.67	17,768.77	8,884.38
16	OPEN SPACE DEFICIENCY CHARGES			1,52,42,048.76	-
17	PREMIUM ON FUNGIBLE F.S.I. FOR SALE (RESIDENTIAL)- 50%	4,512.63	3,984.58	1,79,80,924.82	-
18	PREMIUM ON FUNGIBLE F.S.I. FOR SALE (COMMERCIAL)- 60%	753.48	4,781.49	36,02,760.00	36,02,760.00
19	PREMIUM FOR 50% GOV FSI - 50% OF RR RATE	6,296.72	3,984.58	2,50,89,792.20	-
20	INTEREST ON MCGM PAYMENT @ 8.5% (DIFFER PAYMENT SCHEME)			-	-
21	TOTAL			10,97,19,257.44	2,93,25,323.27
G	COST FOR SOCIETY				
1	SLUM TDR- 20%	1,276.24	7,172.24	91,53,532.33	91,53,532.33
2	GENERAL TDR- 80%	5,104.98	6,375.33	3,25,45,892.74	-
3	CORPUS FOR RESIDENTIAL MEMBERS- 50% BEFORE VACATION	13,591.70	-	-	-
4	CORPUS FOR COMMERCIAL MEMBERS- 50% BEFORE VACATION	1,181.14	-	-	-
5	AVG.RENT FOR RESIDENTIAL MEMBERS (30+2=32MONTHS)	13,591.70	90.00	3,91,44,096.00	46,97,291.52
6	RENT FOR COMMERCIAL MEMBERS FOR 32 MONTHS	1,181.14	150.00	56,69,472.00	13,60,673.28
7	SHIFTING	24.00	20,000.00	4,80,000.00	2,40,000.00
8	SECURITY DEPOSIT TILL THE COMPLETION OF THE PROJECT	-		-	50,00,000.00
9	BANK GUARANTEE FOR COST FOR PROPOSED AREA OF MEMBERS			-	-
10	COMPENSATION FOR GARAGES (AS PER MARKET TREND)	-	-	-	-
10	DEV.AGR.& ADD.AREA FOR MEM. STAMPDUTY REGISTRATION CHARGES			79,88,666.80	79,88,666.80
11	TOTAL			9,49,81,659.87	2,84,40,163.93
H	CONSULTANT COST				
1	DESIGN ARCHITECT	79,627.34	45.00	35,83,230.15	10,74,969.04
2	LIASONING ARCHITECT	79,627.34	45.00	35,83,230.15	10,74,969.04
3	MEP,MOEF, LANDSCAPING	79,627.34	10.00	7,96,273.37	2,38,882.01
4	R.C.C. CONSULTANT	79,627.34	10.00	7,96,273.37	2,38,882.01
5	LEGAL ADVISER	79,627.34	4.00	3,18,509.35	95,552.80
6	PREOPERATIVE EXPENSES TO SOCIETY	79,627.34	90.00	71,66,460.30	21,49,938.09
7	TOTAL		204.00	1,62,43,976.67	48,73,193.00
I	PROJECT COST				
1	PENDING COMPLIANCES , AREA CORRECTION			25,00,000.00	25,00,000.00
2	CONSTRUCTION COST FOR F.S.I.,LIFT LOBBY,ENT LOBBY STAIRCASE- 35 % LOADING ON F.S.I.	55,126.62	3,000.00	16,53,79,853.02	2,48,06,977.95
3	CONSTRUCTION COST FOR COMMAN AREA,PODIUM,BASEMENT,DUCT ECT-60% OF F.S.I.	24,500.72	2,000.00	4,90,01,437.93	-
4	ADMIN & MARKETING CHARGES - 1%	21,43,81,290.95	1.00	21,43,812.91	10,71,906.45
5	BROKERAGE CHARGES- 5%	67,28,08,628.81	3.00	2,01,84,258.86	
6	GST ON CONSTRUCTION COST -18%	21,43,81,290.95	18.00	3,85,88,632.37	
7	GST ON CONSULTANT COST	1,62,43,976.67	18.00	29,23,915.80	
8	GST ON EXISTING MEMBERS PROPOSED RESIDENTIAL AREA- 5%	13,591.70	15,000.00	1,01,93,775.00	
9	GST ON EXISTING MEMBERS PROPOSED COMMERCIAL AREA- 12%	1,476.43	25,000.00	44,29,275.00	
10	MIS 2% (APPROX)			1,34,56,172.58	67,28,086.29
11	TOTAL			30,88,01,133.48	3,51,06,970.70
J	TOTAL (F+G+H+I)			52,97,46,027.46	9,77,45,650.90
K	INT @ 15% ON PEAK FIN FOR 3 YEARS	9,77,45,650.90	15.00	4,39,85,542.90	
L	TOTAL EXPENSES			57,37,31,570.37	

M	RECOVERY				
	CARPET AREA BIFURCATION				
1	TOTAL CARPET AVAILABLE FOR SALE (MOFA)	-			MOFA AREA IN SFT
2	RESIDENTIAL AREA	-	-		19,147.13
3	COMMERCIAL AREA	-			16,575.20
					17,072.46
					2,571.93
					2,571.93
N	TOTAL SALE				19,147.13
					19,644.38
O	RESIDENTIAL AREA	SQ FT	RATE IN RS	AMOUNT IN RS	
1	BOOKING 25 %	4,268.11	30,000.00	12,80,43,415.62	
2	UNDER CONSTRUCTION 25 %	4,268.11	31,000.00	13,23,11,529.48	
3	ON FINISHINF 25 %	4,268.11	32,000.00	13,65,79,643.33	
4	READY 25 %	4,268.11	33,000.00	14,08,47,757.19	
		-	-	-	
P	TOTAL RESIDENTIAL SALE	17,072.46	31,500.00	53,77,82,345.62	
Q	COMMERCIAL AREA	SQ FT	RATE IN RS	AMOUNT IN RS	
1	COMMERCIAL AREA AT GROUND FLOOR	257.19	75,000.00	1,92,89,469.03	
1	COMMERCIAL AREA AT 1ST FLOOR	2,314.74	50,000.00	11,57,36,814.16	
2	COMMERCIAL AREA AT BASEMENT AREA	-	-	-	
R	TOTAL COMMERCIAL SALE	2,571.93	-	13,50,26,283.19	
S	RECOVERY			67,28,08,628.81	
T	PARKING CHARGES.	39	7,50,000.00	2,94,66,576.93	
U	TOTAL RECOVERY			70,22,75,205.74	
V	TOTAL PROFIT			12,85,43,635.37	22.40